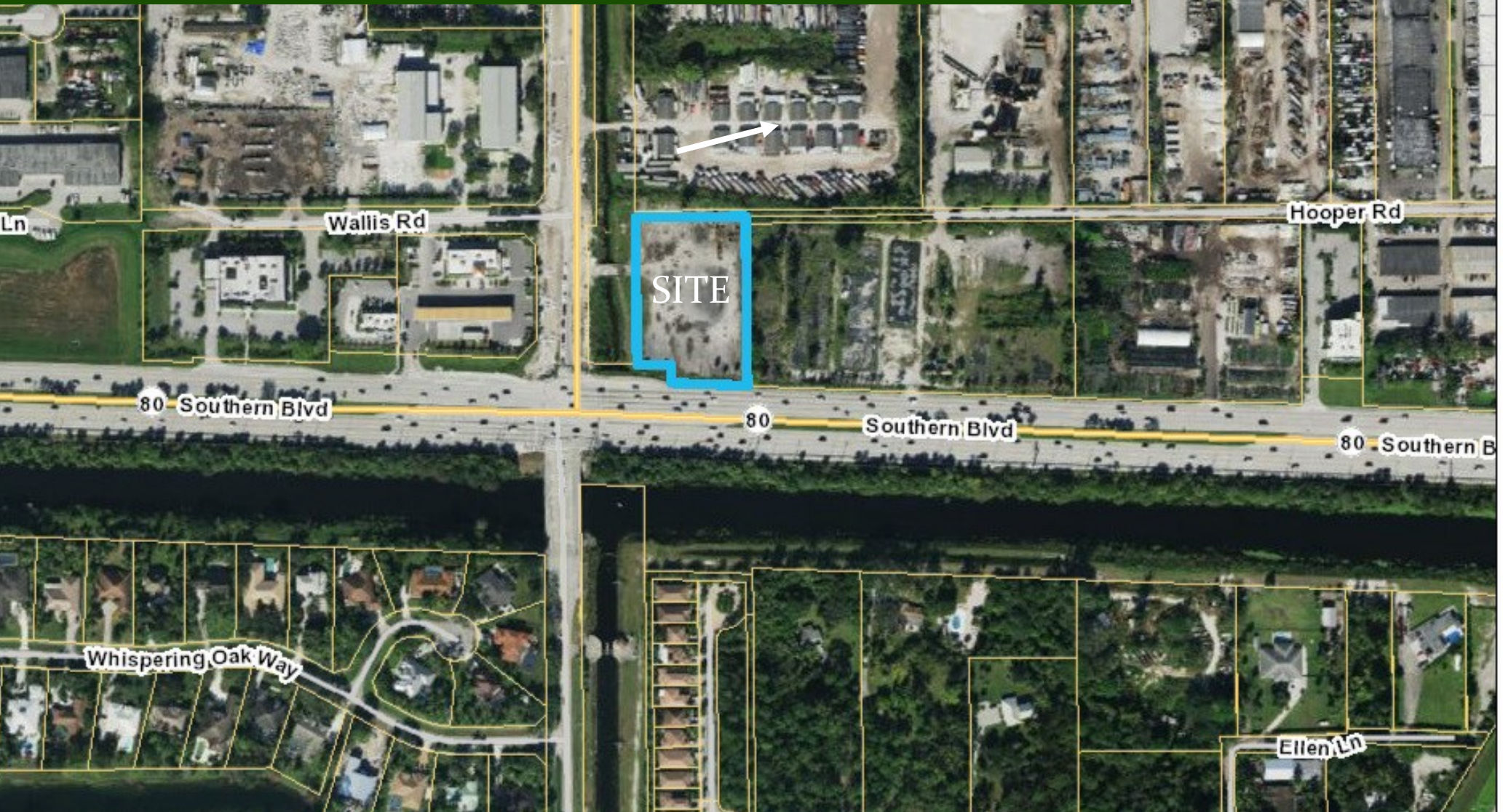


FOR LEASE
\$325,000nnn Per Year
Ground Lease

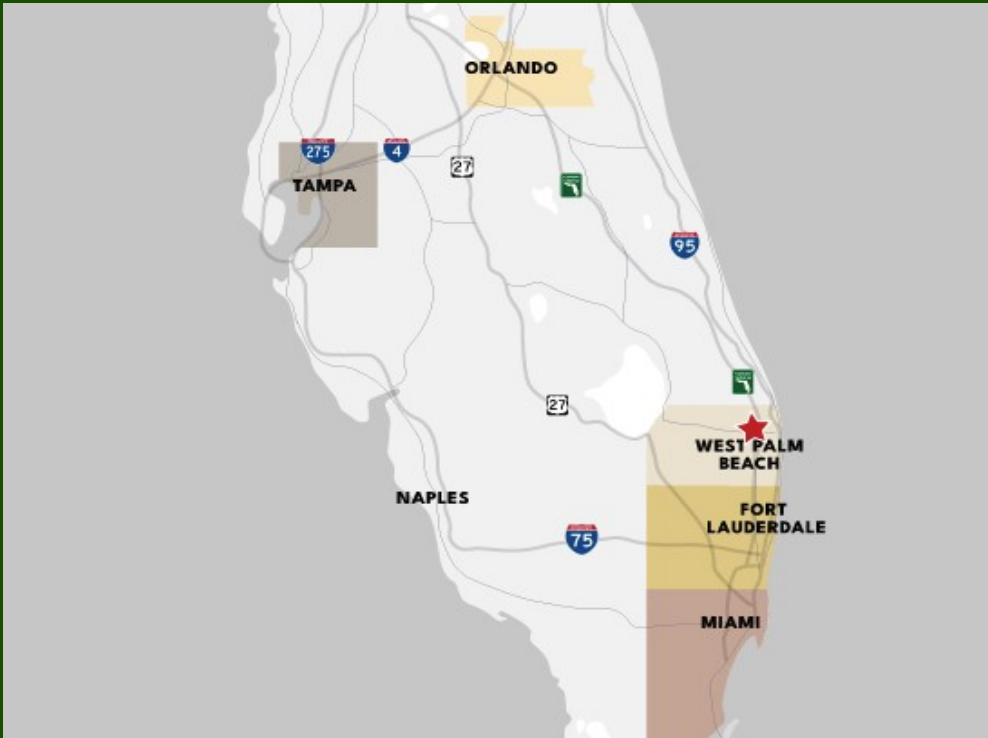
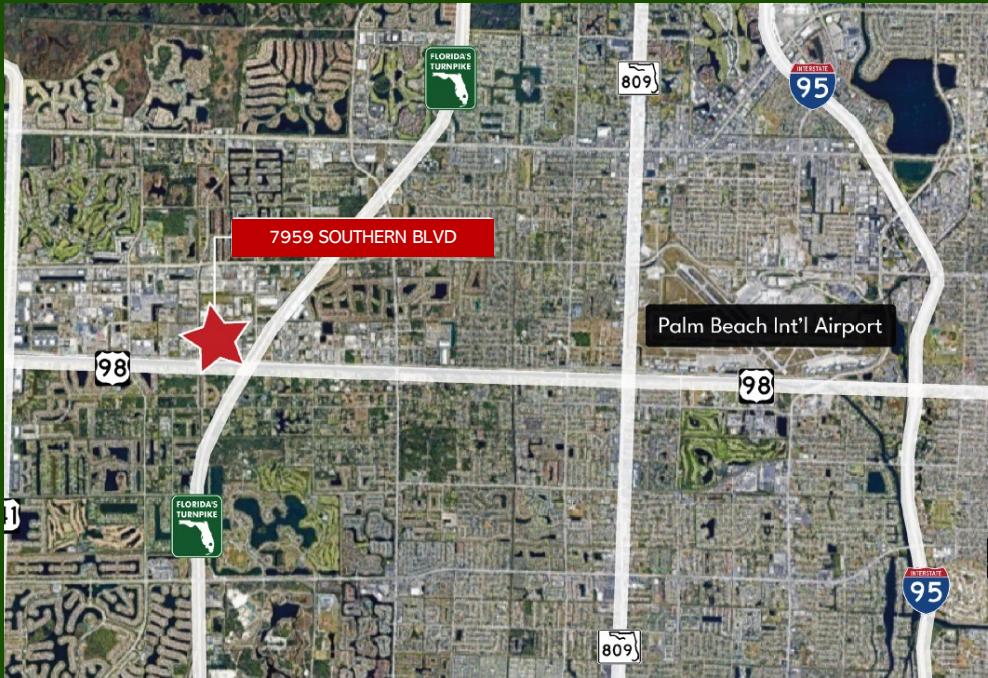
1.93 +/- Acres
Southern Blvd & Benoist Farm Rd



OFFERING MEMORANDUM



[illegible]



PROPERTY INFORMATION

1.93 +/- Acre Site

7959 Southern Boulevard, West Palm Beach, FL

Palm Beach County Florida

Land Area of 1.93 acres or 84,071 sf

Frontage on Southern Blvd & Benoist Farms Rd

Parcel #00-42-43-27-05-009-4210

Zoning: General Commercial—CG

Within Qualified Federal Opportunity Zone

Easy access to Interstate 95 & Florida Turnpike

All Utilities On-Site

\$169,023 avg household income within 1 mile

256,000 residents/ 90,200 employees within 5 mile

Southern Boulevard: 84,000 vehicles per day

Florida Turnpike: 79,000 vehicles per day

Ft. Lauderdale: within 45 min. | Miami: within 1 hour

Orlando: within 2 hours | Tampa: within 3 hours

GREAT DEVELOPMENT
OPPORTUNITY

FOR SALE | 1.93+/- ACRES



For SALE | 1.93+/- ACRE LOT



SITE

**1.93 ACRES
CG ZONING**

FOR INFORMATION:

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